



TOWN COUNCIL MEETING MINUTES

March 18, 2025, at 6:30 PM / 250 River Circle - Alpine, WY 83128

CALL TO ORDER: Mayor Eric Green called the March 18, 2025, Town Council Regular Meeting to order at 7:00 p.m. following an Executive Session at 6:30 p.m. to discuss legal items. No action was taken during the Executive Session.

PLEDGE OF ALLEGIANCE: Mayor Green led the attendees in the Pledge of Allegiance.

ROLL CALL: Clerk Chenault conducted roll call. Present: Councilmember Jeremiah Larsen, Councilmember Andrea Burchard, Councilmember Shay Scaffide, Councilmember Emily Castillo, and Mayor Eric Green. A quorum was established.

ADOPT THE AGENDA: The Council reviewed the agenda prior to the meeting. Councilmember Larsen made a motion to approve the agenda. Councilmember Castillo seconded the motion. Voting Yea: Councilmember Emily Castillo, Councilmember Andrea Burchard, Councilmember Scaffide, Councilmember Jerney Larsen, Mayor Eric Green.

PUBLIC HEARING: SNAKE RIVER JUNCTION ANNEXATION

Town Clerk Monica Chenault confirmed all statutory notice requirements were met for the Snake River Junction Annexation. The petition and summary report were included in the meeting packet and available on the Town's website.

Petitioner Bud Chatham spoke in support of the annexation. He explained the property is already connected to town utilities and expressed the desire to formalize their relationship with the Town. Mr. Chatham detailed plans for future improvements.

Public comments included support from Lisa Jackson (Snake River Junction Townhomes) and questions from resident Luke Astle regarding potential population growth effects. Mayor Green clarified that WYDOT will continue to plow the highway, and the annexation will not increase Town maintenance responsibilities in that area.

Council discussed statutory findings related to the health, safety, and welfare of residents and determined the annexation meets these criteria. The public hearing was closed.

APPROVAL OF CONSENT AGENDA: Items listed on the consent agenda are considered to be routine and will be enacted by one motion in the form listed hereafter. There will be no separate discussion of these items unless a Council member or citizen requests, in which case the item will be removed from the Consent Agenda and will be considered on the Regular Agenda.

CONSENT AGENDA

- a. **Approval of Town Council Minutes:** February 18, 2025, Town Council Regular Meeting Minutes. Councilmember Larsen made a motion to approve the listed Town Council meeting minutes.

- Councilmember Castillo seconded. Voting Yea: Councilmember Castillo, Councilmember Burchard, Councilmember Scaffide, Councilmember Larsen, Mayor Green.
- b. **Bills to Pay Report: 02/15/2025-03/19/2025:** Councilmember Larsen made a motion to approve the Bills to Pay Report for the period February 15, 2025, through March 19, 2025. Councilmember Castillo seconded. Voting Yea: Councilmember Castillo, Councilmember Burchard, Councilmember Scaffide, Councilmember Larsen, Mayor Green.
 - c. **Catering Permits:** Mule Deer Foundation Banquet on April 12, 2025 and Star Valley Nonprofit Networking Event on April 26, 2025. Voting Yea: Councilmember Castillo, Councilmember Burchard, Councilmember Scaffide, Councilmember Larsen, Mayor Green.
 - d. **Wastewater Pretreatment Plant – Pay Application No. 5:** Voting Yea: Councilmember Castillo, Councilmember Burchard, Councilmember Scaffide, Councilmember Larsen, Mayor Green.

REPORTS

- a. **Mayor's Report:** Mayor Green informed attendees that there would be no work session during the first week of April. Instead, a special meeting is scheduled for April 9, 2025, with a similar agenda to this evening's meeting. He noted that the April 15th meeting will also be full, as the Council will be finalizing much of the business introduced at this session. Regarding the school-related resolution, Mayor Green announced that no additional public comment would be taken during the meeting. He emphasized that the Town had already received a significant volume of public input, including numerous emails and in-person comments at previous meetings, and all of it had been considered. The intent was to keep the meeting focused and efficient.
- b. **Clerk/Treasurer Report:** Town Clerk Monica Chenault presented upcoming budget preparation dates for fiscal year 2026. She informed the Council that budget meetings are scheduled for April 9, April 23, and April 30 at 3:00 p.m., and that the meetings would be recorded and available to the public via YouTube. She also confirmed the public hearing notifications for the annexation were properly issued and included in the meeting packet.
- c. **Engineering Report:** Kevin Meagher of Jorgensen Engineering gave a comprehensive update on multiple ongoing infrastructure and engineering projects. The radio-read water meter system is close to its construction phase. Meagher stated that additional Equivalent Residential Unit (ERU) information is needed for the Dead Horse fabrication shop project, which will help finalize sewer requirements. He noted progress on a rate modeling tool for utility billing and said applications have been submitted to the State Engineer's Office for long-term water permitting. The Pretreatment Plant has a minor roof leak that will be addressed when snow melts. Electrical installation is nearly complete, and they are coordinating closely with the Department of Environmental Quality (DEQ) and Sunrise Engineering.
- d. **Planning & Zoning Report:** Dan Schou updated the Council on Planning and Zoning activity. He reported that during their most recent meeting, the Commission discussed height measurement guidelines, specifically where height should be measured from in the Land Use Development Code (LUDC). A recommendation was made to measure from the edge of the road surface, allowing for a 2% ADA-compliant slope for driveways. The Commission also reviewed updates related to deck affidavits and new provisions added to the LUDC requiring certain decks to be reviewed based on height and attachment to the home for safety. Dan also noted that the Commission had a productive meeting with Brett Bennett, Chair of the new Design Review Committee, to clarify expectations for design diversity in commercial and multifamily buildings. Finally, Planning and Zoning discussed the proposal to reduce monthly meetings to once per month, but Dan advised that additional special meetings may be necessary to support work on the Town's comprehensive master plan and zoning code revisions.

- e. **Events Committee Report – Councilmember Andrea Burchard:** Councilmember Andrea Burchard provided the Events Committee Report, noting that the Easter Egg Hunt is scheduled for April 19, 2025, and planning is well underway for Mountain Days on June 20–22. Vendor registration is currently open, and she encouraged local nonprofit and community groups to consider running the cornhole tournament as a fundraiser.
- f. **Economic Development, Report Utility Easement Update, and the Alpine Travel & Tourism Board Report:** Councilmember Larsen presented the Economic Development Report, Utility Easement Update, and the Alpine Travel & Tourism Board Report. He shared that the Star Valley Nonprofit Mixer is scheduled for April 25–26 and encouraged local organizations to participate. He also reported that the Travel & Tourism Board has received 15 applications for funding and will hold its first meeting on March 25. Larsen informed the Council that utility easement work by Silver Star has been postponed due to snow accumulation but will commence when weather permits.
- g. **Lincoln County Sheriff's Report:** was submitted in writing and can be viewed in the meeting packet on our website alpinewy.gov.

ACTION ITEMS

a. **Ordinance No. 2025-003 – Snake River Junction Annexation - 1st Reading:**

The Council conducted the first reading of Ordinance No. 2025-003 to formally annex the Snake River Junction area into the Town of Alpine. The annexation includes the Alpine Valley RV Resort and adjacent roadways extending past the Flying Saddle Resort. The annexation petition was supported by the primary landowner, Bud Chatham, as well as homeowners from the Snake River Junction Townhomes. During the public hearing earlier in the evening, statutory compliance was confirmed by the Town Clerk. The Council discussed the potential need for a minor annexation agreement to clarify responsibilities for road maintenance and parking, particularly along Emerger Lane. Mayor Green emphasized the annexation's benefits to the town, including additional lodging tax revenue.

Councilmember Larsen made a motion to approve the 1st Reading of Ordinance No. 2025-003 – Snake River Junction Annexation. Councilmember Castillo seconded the motion. Motion passed unanimously.

b. **Ordinance No. 2024-009 - Land Use and Development Code – 3rd Reading:**

The third and final reading of the revised Land Use and Development Code (LUDC) was presented for adoption. Key final amendments included clarification of height measurements (taken from the edge of the road with a 2% ADA slope allowance), provisions for deck affidavits based on height and attachment to the structure, and integration of the Design Review Committee's responsibilities and guidelines. The Council discussed the removal of Planning & Zoning's obligation to review full building plans, which will now be handled by the third-party building inspector. Site plan review, setbacks, and zoning compliance will still be reviewed by Planning & Zoning. Councilmember Scaffide expressed concern about the reduced oversight and liability implications for future board members. Dan Schou clarified that Planning & Zoning will still ensure adherence to the LUDC but will no longer be liable for structural review. Councilmembers agreed to revisit the matter in the future if the change proves problematic.

Councilmember Larsen made a motion to approve the 3rd and final reading of Ordinance No. 2025-004 Land Use and Development Code. Councilmember Castillo seconded the motion. Motion passed unanimously.

c. Resolution No. 2025-009 – Negotiation of Lease with Alpine Education Foundation, Inc.:

The Council considered Resolution No. 2025-009, which authorizes the Town to negotiate a lease agreement with the Alpine Education Foundation for the purpose of establishing a public charter school. The resolution builds upon the Town's previously issued Letter of Intent (LOI) dated September 17, 2024, which expressed the Town's willingness to support the project by providing land for lease. The Alpine Education Foundation presented an overview of their plans, including a targeted school opening in fall 2026, photos and specifications of proposed modular classrooms, and projected enrollment numbers. The lease would be for five years, and the \$400,000 in infrastructure improvements necessary to support the project—such as parking, grading, and utility installation—would remain as public assets after the term of the lease.

Before the resolution was put to a vote, the Council amended the language to reflect concerns raised about the originally proposed location. The amendment expanded the Mayor's authority to include negotiations not only for Town-owned land but also for other real property within the area of the Town. A new provision was also added, directing the Mayor to work in good faith with the Alpine Airpark Board and the Alpine Education Foundation to identify a location that meets the needs of all stakeholders. This amendment was intended to provide greater flexibility while ensuring that concerns about land use compatibility and long-term planning were addressed.

Public comment on this item was extensive.

- **Kristy Jenkins**, a parent of four, spoke in favor of the school, emphasizing how local educational access would ease the burden on families and strengthen the community.
- **Shannon Bowers**, a teacher and business owner, supported the project, calling it a positive step for Alpine's long-term development and economic future.
- **Brady Endecott**, representing the Alpine Airpark Board, cautioned against siting the school on land adjacent to the airport, citing concerns over aviation safety and zoning compatibility. He asked the Town to explore other available land.
- **Scott Neuenswander**, of the Alpine Education Foundation, reiterated that the Foundation was open to alternative sites and committed to working collaboratively.
- **Eric Drever** encouraged the Council to take bold action to invest in the future of Alpine's children and praised the resolution's potential to create long-lasting educational opportunities.
- **Patricia McQuade** expressed support for respectful dialogue and mutual understanding. While not speaking for or against the project directly, she urged the Town to honor all voices and prioritize transparent, community-centered decision-making.

During deliberation, Councilmembers acknowledged the significance of the issue and the importance of balancing the urgency of education infrastructure with the complexities of land use planning. Mayor Green clarified that the resolution was a procedural step to begin formal negotiations and did not authorize any construction, site use, or zoning decisions without further Council approval.

Councilmember Larsen made a motion to approve Resolution No. 2025-009 as amended. Councilmember Burchard seconded the motion. Voting Yea: Councilmember Burchard, Councilmember Larsen, Mayor Green Voting Nay: Councilmember Castillo, Councilmember Scaffide Motion passed 3-2.

[Transcriber Note: All submitted public comments will be included as Attachment A of these meeting minutes.]

d. Ordinance No. 2025-002 – Building and Development Fee Schedule – 1st Reading:

The Council conducted the first reading of Ordinance No. 2025-002 to update the building and development fee schedule. This ordinance reflects recent revisions to the LUDC and the restructuring of the building permit process. The revised schedule transitions from ERU-based billing toward use-specific calculations.

Councilmember Larsen made a motion to approve 1st Reading of Ordinance No. 2025-002 – Building and Development Fee Schedule. Councilmember Burchard seconded the motion. Motion passed unanimously.

e. Ordinance No. 2025-007 – International Code Council (ICC) Building Valuation Data – 1st Reading:

The Council reviewed Ordinance No. 2025-007, which adopts the most recent ICC Building Valuation Data to ensure accurate construction cost estimates for permit calculations and compliance with national standards.

Councilmember Larsen made a motion to approve 1st Reading of Ordinance No. 2025-007 – International Code Council (ICC) Building Valuation Data. Councilmember Burchard seconded the motion. Motion passed unanimously.

f. Ordinance No. 2025-004 – Special Use Permit – 2nd Reading:

The second reading of Ordinance No. 2025-004, establishing the framework for issuing Special Use Permits within the Town, was conducted. This ordinance provides flexibility for conditional approvals and supports proposals like temporary modular classrooms.

Councilmember Larsen made a motion to approve 1st Reading of Ordinance No. 2025-004 – Special Use Permits. Councilmember Burchard seconded the motion. Motion passed unanimously.

g. Ordinance No. 2024-007 – Health, Safety, and Noise Control – 3rd Reading:

The Council held the third and final reading of Ordinance No. 2024-007, which enhances the Town's health, safety, and noise regulations. Updates included expanded definitions and clearer enforcement provisions.

Councilmember Larsen made a motion to approve 3rd Reading of Ordinance No. 2024-007 – Health, Safety, and Noise Control. Councilmember Burchard seconded the motion. Motion passed unanimously.

h. Ordinance No. 2025-001 – Prohibiting Water & Sewer Extensions Outside Town Boundaries – 2nd Reading:

The second reading of Ordinance No. 2025-001 reaffirmed the Town's intent to limit extension of utilities to non-annexed properties. The ordinance supports long-term planning goals and reinforces annexation incentives.

Councilmember Larsen made a motion to approve 2nd Reading of Ordinance No. 2025-001 – Prohibiting Water & Sewer Extensions Outside Town Boundaries. Councilmember Burchard seconded the motion. Motion passed unanimously.

i. Ordinance No. 2025-005 – Design Review Committee – 1st Reading:

The first reading of Ordinance No. 2025-005 formally established the Design Review Committee, previously included in updates to the LUDC. The Committee will evaluate design aesthetics, architectural variation, and landscaping for new commercial and multifamily developments.

Councilmember Larsen made a motion to approve 1st Reading of Ordinance No. 2025-005 – Design Review Committee. Councilmember Burchard seconded the motion. Motion passed unanimously

j. Kyocera TASKalfa Copier Lease Proposal – Yost:

The Council reviewed a lease proposal for a Kyocera TASKalfa 5054ci color copier from Yost. The equipment will improve office efficiency and provide color capabilities for public notices and permit documents.

Councilmember Larsen made a motion to approve lease proposal for a Kyocera TASKalfa 5054ci color copier from Yost. Councilmember Burchard seconded the motion. Motion passed unanimously.

k. Resolution No. 2025-007 – Authorization for Clerk to Issue Catering Permits:

The Council reviewed a resolution allowing the Town Clerk to approve and issue catering permits without needing prior Council approval, streamlining permit administration.

Councilmember Larsen made a motion to Resolution No. 2025-007 – Authorization for Clerk to Issue Catering Permits. Councilmember Burchard seconded the motion. Motion passed unanimously.

TABLED ITEMS

a. Resolution No. 2025-005 – Comprehensive Master Plan Steering Committee:

Councilmember Castillo made a motion to remove Resolution No. 2025-005 – Comprehensive Master Plan Steering Committee from the table. Councilmember Scaffide seconded the motion. The resolution formally establishes a Comprehensive Master Plan Steering Committee to assist the Town of Alpine in the development of its updated master plan. The committee will work closely with consultants, Town staff, and the public to gather feedback, define priorities, and support plan drafting and implementation.

A minor amendment to the committee's composition was made prior to the vote: Councilmember Shay Scaffide was removed from the proposed list and replaced with David Jenkins. This change was made to better balance community representation. Councilmember Larsen made a motion to approve Resolution No. 2025-005 – Authorization for Clerk to Issue Catering Permits. Councilmember Burchard seconded the motion. Motion passed unanimously.

DISCUSSION ITEMS:

The Council awaits recommendations from Building Official Dee J. Rammel and Town Clerk Monica Chenault regarding fee adjustments. Furthermore, the Council discussed transitioning from ERU-based to fixture-unit-

based fee structures. A formal recommendation will be presented at the March 18, 2025, Town Council Meeting.

PUBLIC COMMENT:

Sue Kolbas (Town of Alpine Resident) reported ongoing research regarding the Alpine Bear Pit and its proposed expansion. Concerns include Clean Water Act violations, stormwater runoff risks, and permit compliance.

Councilmember Scaffide clarified that the town is seeking to become a cooperating agency to ensure timely notifications about regulatory actions.

ADJOURNMENT: Councilmember Larsen made a motion to adjourn the March 18, 2025, Town Council Meeting, seconded by Councilmember Castillo. Motion carried unanimously. The meeting was adjourned at 10:26 PM.

MINUTES ARE A SUMMARY OF THE MEETING

Transcribed By:

Sarah Greenwald, Town Assistant Clerk

Date

Attest:

Monica L. Chenault, Town Clerk

Date

Minutes approved in a legally advertised meeting on 03, 18, 2025.

Signed:

Attest:

Eric Green, Mayor

Monica L. Chenault, Town Clerk

PUBLIC COMMENT SUBMISSIONS REGARDING TOA LEASE OF LAND FOR CHARTER SCHOOL

From: David Burchard <comtech.dave@gmail.com>

Sent: Saturday, March 15, 2025, 11:14 AM

To: Eric Green <mayor@alpinewy.gov>; Andrea Burchard <aburchard@alpinewy.gov>; Jeremy Larsen <jlarsen@alpinewy.gov>; Emily Castillo <ecastillo@alpinewy.gov>; Shay Scaffide <sscaffide@alpinewy.gov>

Dear Mayor and Town Council,

I am writing to ask each of you to approve the lease for the Alpine Charter School. This is about good people working to do a GREAT thing for the future of Alpine. Any great idea can be “what if’s” to death. It takes a community coming together for a common goal to build and create and thrive. Those who endeavor to block this school have not stepped up to offer solutions. They have only offered fear mongering, misinformation and what if’s. Please be part of the solution for our children and for the future of our town!

Thank you for your service to our community,

David Burchard

From: Cheryl Dickerson <chertoland@gmail.com>

Sent: Saturday, March 15, 2025, 2:49 PM

To: Eric Green <mayor@alpinewy.gov>; Emily Castillo <ecastillo@alpinewy.gov>; Andrea Burchard <aburchard@alpinewy.gov>; Jeremy Larsen <jlarsen@alpinewy.gov>; Shay Scaffide <sscaffide@alpinewy.gov>

Good afternoon,

I am writing to show my support for the charter school land lease. It is time for the kids of Alpine and the greater Alpine community to have their own K-8 Charter school of their own on town land. Your thoughtful consideration is greatly appreciated.

Thanks,

Cheryl Dickerson

From: Anna Altobell <altobell3037@gmail.com>

Sent: Saturday, March 15, 2025 5:18 PM

To: Andrea Burchard <aburchard@alpinewy.gov>

Andrea Burchard,

I hope you are well. I would like to express my support of the land lease for the Charter School in Alpine. The quality of life and education for Star Valley’s coming generation should be prioritized. The benefits to the children and the greater community cannot come to fruition without this lease. Having grown up in Star Valley myself, I strongly urge you to vote in favor of this lease.

Anna Altobell

From: Chris Moon <cmoonr360@gmail.com>

Sent: Saturday, March 15, 2025 6:28 PM

To: Eric Green <mayor@alpinewy.gov>; Emily Castillo <ecastillo@alpinewy.gov>; Andrea Burchard <aburchard@alpinewy.gov>; Jeremy Larsen <jlarsen@alpinewy.gov>; sscaffide@alpinewy.gov <sscaffide@alpinewy.gov>

Subject: Vote yes for charter school land lease

This would be a great opportunity for the young students to be able to attend school in alpine without the travel.

From: Cassandra Clinger <spurdyjudd8012@gmail.com>

Sent: Saturday, March 15, 2025 6:26 PM

To: Eric Green <mayor@alpinewy.gov>; Emily Castillo <ecastillo@alpinewy.gov>; Andrea Burchard <aburchard@alpinewy.gov>; Jeremy Larsen <jlarsen@alpinewy.gov>; Shay Scaffide <sscaffide@alpinewy.gov>

Subject: VOTE YES FOR CHARTER SCHOOL LAND LEASE

This charter school would deeply benefit students. As a child who had to get on the bus by 6:30 to make it to school, I personally believe that this location would benefit children with their education and the much needed rest their developing minds need.

Sent from my iPhone

From: Kathleen Jenkins <circlesix@silverstar.com>

Sent: Sunday, March 16, 2025 3:39 PM

To: Andrea Burchard <aburchard@alpinewy.gov>

Subject: VOTE YES FOR THE CHARTER SCHOOL LAND LEASE!

Dear Andrea,

I support our children and grandchildren of the Alpine community, they deserve a Charter school in Alpine! It is the best way for children to excel, it is very difficult to raise children when they have to travel so far! I understand that the land would be on a 5 year lease, so please allow the school to be placed in Alpine! Many people have worked hard to get the school approved! I personally believe we will not have another chance to get a school in Alpine for 10 or more years if you let this opportunity pass by!

Please, Please, Please, vote for this school to be on our land!

Thank you so much!

Sincerely,

Kathy Jenkins

PO Box 3001

Alpine, WY 83128

From: Chris Berg <cberg7116@gmail.com>

Sent: Sunday, March 16, 2025 7:50 PM

To: Andrea Burchard <aburchard@alpinewy.gov>

Subject: Vote Yes for the Charter School Land Lease

Andrea,

I support the children of the greater Alpine community and they deserve a K-8 Charter School of their own on Town land.

Thank you,

Chris Zienkiewicz

From: scott zienkiewicz <lsrmotorsports@yahoo.com>

Sent: Sunday, March 16, 2025 8:39 PM

To: Eric Green <mayor@alpinewy.gov>; Emily Castillo <ecastillo@alpinewy.gov>; Andrea Burchard <aburchard@alpinewy.gov>; Jeremy Larsen <jlarsen@alpinewy.gov>; Shay Scaffide <sscaffide@alpinewy.gov>

I am in support of the land lease as well as the need for a K-8 charter school.

Scott Zienkiewicz

395 aster loop

Alpine WY 83128

From: Frank Dickerson <fnd13659203@gmail.com>

Sent: Monday, March 17, 2025 9:03 AM

To: Eric Green <mayor@alpinewy.gov>; Emily Castillo <ecastillo@alpinewy.gov>; Andrea Burchard <aburchard@alpinewy.gov>; Jeremy Larsen <jlarsen@alpinewy.gov>; Shay Scaffide <sscaffide@alpinewy.gov>
Subject: VOTE YES FOR THE CHARTER SCHOOL LAND LEASE

Good afternoon,

I am writing to show my support for the charter school land lease. It is time for the kids of Alpine and the greater Alpine community to have their own K-8 Charter school of their own on town land. Your thoughtful consideration is greatly appreciated.

Thanks,

Frank Dickerson

Video Vision

Systems Integrator

www.videovisioninc.com

Name: Kim Monson

Email: kim@kimmonson.com

Message: Councilmember Burchard, Thank you for your dedication in serving the individuals of Alpine and the individuals of Lincoln County. As a property owner and taxpayer in Lincoln County, I appreciate your help in making the classical charter school in Alpine a reality. Offering this educational option to the community enhances the desirability of Alpine as a place to raise families and create businesses. As you know, Alpine, Wyoming is a very special place. This classical charter school will make Alpine even more special. Thank you! Kim Monson

From: Valerie Kahmann <parks.vap@gmail.com>

Sent: Monday, March 17, 2025 10:52 AM

To: Andrea Burchard <aburchard@alpinewy.gov>

Subject: VOTE YES FOR CHARTER SCHOOL LAND LEASE

Town Council and Mayor,

We support the children of the greater Alpine community. They deserve a K-8 Charter School on Alpine town land. A 5 year lease adjacent to the ball park in Alpine would allow 5 years for permanent site selection and construction of a permanent school building. The school project cannot proceed without this lease. I understand that the buildings will be eight very nice looking modern connected modular units that will not encumber the Town of Alpine or the land in any permanent way.

Thank you for your time and consideration in this matter.

Sincerely,

Valerie Kahmann

Kevin Kahmann

320 Alpine Meadow Loop

Alpine, WY 83128

From: Richard Jenkins <trailercorral@silverstar.com>
Sent: Monday, March 17, 2025 12:54 PM
To: Andrea Burchard <aburchard@alpinewy.gov>
Subject: alpine school

Town of Alpine

Please help us get a School in Alpine now.

Alpine is a very special place for Me and my family.

This is my 50th year of living in the Alpine community and 59th year since my first visit. As a community we have accomplished a great deal in fulfilling the needs that a thriving town should desire. We have worked together to build, a common water system, sewer plant, town government, incredible fire and EMS protection, state of the art Hospital, awesome grocery store, best little airport, multiple banks, ect, ect, ect.....

BUT; We don't have a school. Let's get this done.

The community has demonstrated overwhelming support for a school in Alpine but the town has kept their hands in their pockets and only offered lip service to the idea, while throwing roadblocks along the way. Those that are onboard have been publicly attacked and ridiculed mercilessly. It is time to draw a line in the sand and find out who are the true hero's in Alpine. Who is willing to press forward and take the next step that Alpine must take. Who will invest in the future of our children now. Lets move forward together, giving the community the schools that we need, with the confidence that the people of Alpine will work together to shape it into the best school in Wyoming.

The best thing of all is it will be your school! Who can say no to that? No one!

Richard Jenkins

From: admin@alpinewy.gov <noreply@civicplus.com>

Sent: Monday, March 17, 2025 7:09 PM

To: Andrea Burchard <aburchard@alpinewy.gov>

Subject: Charter School

Name: Tani Randolff

Email: lillobo@hotmail.com

Message: Good evening, it has come to my attention that the issue regarding the charter school in Alpine is back again, and its proposed location is calling again to be placed near my home. Again, I am writing to voice my opposition to the building of this school. One, this school has a history of violating children's rights in the name of free speech. Two, the school really would not benefit the entire children in this town, based on its voucher system. Just who would be benefitting from this academy? The ones with the most money? Three, the school has a history of embezzling its funds; it's already been taken to court for not paying the state of Utah or disclosing what it actually does with the money. Does that sound transparent to you? Fourth, I enjoy the aesthetic value my property possesses, and putting a school next to my home not only will decrease that value, but also the property value as well. Fifth, the area along the Palisades/Snake River corridor should remain open to the public, as a right for all to enjoy. This charter school campus would eliminate all that, creating an enclosed, private space meant only for those who have financial interests in it. Lastly, this area is one of the few remaining grazing areas for wildlife to enjoy. You cut off that access, and there's one less space for them to go. I would prefer to see wildlife outside my window than a slew of vehicles and buses unloading and loading children. I am not against having a school here for children, I think it is needed, but this school is not it and I am vehemently opposed to it being built next to my home. Thank you, Tani Randolff Alpine resident.

From: Adam Doll <adam@ascentav.design>

Sent: Monday, March 17, 2025 6:47 PM

To: Eric Green <mayor@alpinewy.gov>; Emily Castillo <ecastillo@alpinewy.gov>; Jeremy Larsen <jlarsen@alpinewy.gov>; Andrea Burchard <aburchard@alpinewy.gov>; Shay Scaffide <sscaffide@alpinewy.gov>

Subject: Charter school support

Please let this email serve as our approval for moving forward to the next phase, bringing the Alpine charter school closer to reality.

Sent from my iPhone

From: Annessa Melnick <annessamelnick@gmail.com>

Sent: Tuesday, March 18, 2025 12:34 PM

To: Monica Chenault <clerk@alpinewy.gov>

Subject: Letter to be Read into Public Record Tonight

Good Afternoon,

I would like to request that this letter be read into public record during the Resolution 2025-009 discussion at tonight's Town Council Meeting.

Thank you so much!

Annessa Melnick

Dear Town Council Members,

As a Town of Alpine resident and an educator, I am requesting that this letter be read into record during the resolution discussion for RESOLUTION 2025-009.

I request that both Andrea Buchard and Jeremy Larsen be recused from voting on Resolution 2025-009 for the following reasons:

Councilman Andrea's husband, David Buchard, is the Treasurer for the Alpine Charter School Board. This poses a conflict of interest.

Jeremy Larsen is a member of the Alpine Charter School, Inc., which poses a conflict of interest.

Thank you for considering,

Annessa Melnick

From: kathye@silverstar.com <kathye@silverstar.com>

Sent: Tuesday, March 18, 2025 7:44 AM

To: Monica Chenault <clerk@alpinewy.gov>; Eric Green <mayor@alpinewy.gov>; Emily Castillo <ecastillo@alpinewy.gov>; Shay Scaffide <sscaffide@alpinewy.gov>; Andrea Burchard <aburchard@alpinewy.gov>; Jeremy Larsen <jlarsen@alpinewy.gov>

Subject: Vote No on Resolution 2025-009

Dear Mayor, clerk and council,

I have attached my letter which I would like the clerk to read during the public comment section of the meeting so the public can be aware why this resolution should not be passed since I am unable to attend. I also want it included in the agenda packet. Hopefully no council members will shut it down in the interest of time. I do apologize for sending this at the last minute, but the Resolution was not posted on the town website until late on Friday. Everything we have asked the school group to do was very reasonable and has been mostly ignored.

The Press release was only on the Town Facebook page. Why wasn't the text alert system used to notify citizens this issue was going to be addressed? Sending a text right before the meeting is not adequate for something of this magnitude.

This action is reminiscent of the way Kennis used to do things. Behind closed doors and lack of public process.

Sincerely,

Kathy Owsiany

March 17, 2025

Dear Mayor Green and Alpine Town Council members,

Please **WITHDRAW** or vote **NO** on Resolution 2025-009 for the following reasons:

- The Charter School Board has been told from the very beginning that if they were going to lease the Town Land the Town would need to do its due diligence and this would take time.
- The Town has not caused any delays. The charter board has failed to provide information that the Town and its citizens requested a few weeks before the Dec. 3 workshop. Very few of the questions were answered then and still have not been answered. This is why the lease has not moved forward.

- This resolution subverts the public process the citizens of Alpine deserve. We are not being given the information and time for review we need to make an informed decision about whether or not this is a viable project and a suitable use for our town land.
- Any circumstances being presented as making this lease an emergency requiring immediate action, do not justify the lack of transparency and termination of the public process on the final lease. They have used this emergency method on all of the Town Council decisions so far, Feb. for the consultant, August for the land, September for the lease agreement. They waited until the last minute to get on the August town council meeting agenda and did their best to inform only those who supported their quest for all of the town land. It appears they are repeating that strategy for this March council meeting.
- There are indications that they are going to say they need to have approval of this resolution tonight or the project will not move forward. That would be a form of coercion that is unacceptable. I certainly hope that is not the case.
- The normal P & Z and Town Council site and building approvals and process related to these approvals and rezoning are also going to be subverted or ignored. Is this legal?
- This resolution says the final lease agreement will be presented to the Town Council for approval prior to execution. Will this be in a Town Council meeting? When do the citizens get to see it and approve or disapprove? What amount of time will citizens have for this review? Why is the Council and public being cut out of the negotiations? Why is anything being negotiated before they meet the conditions that were set forth in September?
- The public was assured they would be given adequate time to review the final lease once it is written. This negates that promise.
- The charter board has not met any of the seven conditions that were part of a lease being entered into by the town in the letter of intent. The most important being the financial data, enrollment data and conceptual plans. They have had since September to meet these conditions and have not done so.
- The condition of a traffic study is unnecessary. You don't have to be an engineer to see a traffic nightmare being created at an intersection right where Highway 89 goes from 5 lanes to 3. This will likely spill into the Riverview Meadows neighborhood. Parents bringing their children to school (**no bus service or lunch service**) will likely use other entrances to that subdivision to avoid the likely congestion at River Circle. It would cause congestion in the southbound traffic on Highway 89 as parents are turning right at River Circle.
- The Resolution contradicts itself. It states: "Whereas the Town of Alpine shall not bear any financial responsibility for the development of the school, including but not limited to construction, maintenance, insurance or utilities", but then articles 4, 5, and 6 contradict it in that the Town is covering costs the Town said it would not cover.
- There are two council members who should recuse themselves from this vote.
 - Jeremy Larsen was to be a member of the governing board in the original application. He was very involved from the beginning until the question of his need to recuse himself was brought up in the October town council meeting. Instead of needing to recuse himself in the future, he suddenly was said to be no longer involved.
 - Councilman Larsen is currently listed as an incorporator along with David Jenkins and Kevin Voyles of both of the nonprofits associated with this school. This information is available at the Secretary of State website. Search for Alpine Education Foundation Inc. and Alpine Charter School, Inc. This creates a conflict of interest that was never disclosed.

- Andrea Burchard is married to Dave Burchard who was presented in the Dec. 3 meeting as a new member of the charter school board and helping with the school's technology. Technology is the business he operates and if he's not volunteering those services, it creates a conflict. If he is going to be paid for any services, there is legal need to recuse as Councilman Burchard will be voting for her own financial gain.

Please withdraw this resolution and allow the charter board's presentation as a nonaction item. After the presentation and discussion, the council can decide how they want to move forward. The charter board needs to meet the conditions in the letter of intent before any lease is made or negotiated. When the lease is written, citizens have been promised by the mayor in a prior meeting time to review it. This review occurs before it comes before the council for final approval. That is the necessary and normal procedure for such an important decision.

The demonization of those who don't support this school getting the town land as being against children or worse is unfair and destructive to our community. I hope supporters of the charter school will cease making it personal and an us versus them issue. It's really very sad. We are not the enemy. We are your neighbors and fellow citizens. We are allowed to have a different viewpoint.

There are many who think this is not the right parcel for this project. Many do not think this is the right solution to our educational issues. If the charter board doesn't want the scrutiny of public process, they need to purchase a private land parcel so they only have to answer to the state, patrons and parents.

If the charter board does not have money to purchase an appropriate land parcel, how can there be confidence in their fiscal viability to build and operate a "state of the art educational facility"? Especially when they have failed to release any real information about their financials, enrollment or business plan?

Sincerely,

Kathy Owsiany

Grant Winthrop
76 Spruce Steet
Alpine, Wyoming 83128

March 17th 2025

Hon. Eric Green Town of Alpine
250 River Cir.
Alpine, WY 83128

Via email

Re: Proposed Charter School Development

Mayor Green:

I am writing to express my support for the proposed charter school project. As a recent transplant from Jackson, I recognize that I am a refugee, not a missionary, and I am mindful of wading into local matters. However, after speaking with several long-time residents of Alpine, I believe this project represents a practical and forward-thinking investment in the community.

While I understand that the value of the property in question might raise concerns about its use for a school, the proposed plan—to utilize prefabricated, relocatable structures—offers a balanced approach. It allows Alpine to address an immediate educational need while preserving long-term flexibility should priorities shift in the future.

By supporting this initiative, you and the town council have the opportunity to enhance access to education for local families in the short term while maintaining the ability to adapt the property as the community evolves. I appreciate your consideration and the work you do on behalf of Alpine.

Sincerely,



Grant Winthrop

Cc: Andrea Burchard, Emily Castillo, Jeremy Larsen and Shay Scaffide